

075.0

0003

0011.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
866,100 / 866,100
866,100 / 866,100
866,100 / 866,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MYSTIC VIEW TERR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KOUCHAKDJIAN ARA	
Owner 2:	
Owner 3:	

Street 1: 11 MYSTIC VIEW TERR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: HAMROCK JOHN J -
Owner 2: BRENN DEIRDRE -
Street 1: 11 MYSTIC VIEW TERR
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1968, having primarily Wood Shingle Exterior and 2548 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R0 LARGE LOT 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 3 Below Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	10340	Sq. Ft.	Site	0	70.	0.67	4		Access	-5				485,583				485,600
----------------	-------	---------	------	---	-----	------	---	--	--------	----	--	--	--	---------	--	--	--	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10340.000	380,500		485,600	866,100		47531
							GIS Ref
							GIS Ref
							Insp Date
							10/26/18



USER DEFINED

Prior Id # 1: 47531
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 03:37:47
LAST REV
Date Time
04/30/19 14:05:20
apro
6278
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

Parcel ID 075.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	380,500	0	10,340.	485,600	866,100		Year end	12/23/2021
2021	101	FV	369,200	0	10,340.	485,600	854,800		Year End Roll	12/10/2020
2020	101	FV	369,300	0	10,340.	485,600	854,900		Year End Roll	12/18/2019
2019	101	FV	284,100	0	10,340.	485,600	769,700		Year End Roll	1/3/2019
2018	101	FV	284,100	0	10,340.	416,200	700,300		Year End Roll	12/20/2017
2017	101	FV	284,100	0	10,340.	388,500	672,600		Year End Roll	1/3/2017
2016	101	FV	284,100	0	10,340.	333,000	617,100		Year End	1/4/2016
2015	101	FV	281,800	0	10,340.	298,300	580,100		Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
HAMROCK JOHN J	32172-3		12/18/2000		473,800 No No
O'BRIEN WILLIAM	27918-373		11/26/1997		338,900 No No Y

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name	
7/14/2017	875	Porch	7,800	C						10/26/2018	MEAS&NOTICE	BS	Barbara S	
										6/17/2009	Measured	189	PATRIOT	
										3/18/2001	MLS	MM	Mary M	
										2/2/2000	Inspected	276	PATRIOT	
										10/15/1999	Mailer Sent			
										10/15/1999	Measured	267	PATRIOT	
										12/1/1981		MS		

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	6 - Colonial	%		Full Bath:	2	Rating:	Average																
Sty Ht:	2 - 2 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																
Color:	BEIGE			A Kits:		Rating:																	
View / Desir:				Frl:	1	Rating:	Average																
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1968	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdict:		Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wal:	1 - Drywall			Functional:				Interior:		1	11	4											
Sec Int Wall:		%		Economic:				Additions:															
Partition:	T - Typical			Special:				Kitchen:															
Prim Floors:	3 - Hardwood			Override:				Baths:															
Sec Floors:	4 - Carpet	25%		Total:	18.6	%		Plumbing:															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	130.00			Heating:															
Bsmnt Gar:				Size Adj.:	1.21360707			General:															
Electric:	3 - Typical			Const Adj.:	0.99742496			COMPARABLE SALES															
Insulation:	2 - Typical			Adj \$ / SQ:	157.363			Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext:	S			Other Features:	95000																		
Heat Fuel:	1 - Oil			Grade Factor:	1.00																		
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:		LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	467474																		
% Com Wal		% Sprinkled		Depreciation:	86950																		
				Deprecated Total:	380524																		
MOBILE HOME				WtAv\$/SQ:		AvRate:																	
Make:																							
Model:								Ind.Val															
Serial #:																							
Year:																							
Color:																							
SPEC FEATURES/YARD ITEMS				PARCEL ID 075.0-0003-0011.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											